

# PRIME DEVELOPMENT OPPORTUNITY SEABROOK, TEXAS



**3.32 ACRES AVAILABLE**

SEQ E. Meyer Ave & TX-146 | Seabrook, Texas

**Bruce W. Frankel**  
bfrankel@frankeldev.com  
Office - 713.661.0440

**frankel**  
DEVELOPMENT GROUP

# TRACT DETAILS

**Location** SEQ E. Meyer Ave & TX-146  
Seabrook, Texas 77586

**Available** 3.32 Total Acres;  
144,833.46 SF

**Dimensions**

- W Boundary (Hwy 146): 151.25'
- N Boundary (E. Meyer Ave): 378.76'
- E Boundary: 315.44'
- S Boundary: 540.12'

## PROPERTY HIGHLIGHTS

- Large contiguous tract for commercial development
- Frontage along TX Highway 146 – Undergoing a transformation from 4 lanes to 12 lanes
- Texas Highway-146 Part of Grand Parkway Highway System
- Located at one of Seabrook's only two new highway interchanges
- Site positioned along Seabrook's main retail corridor
- Submarket with high barriers of entry
- Underserved market
- All utilities
- 3 curb cuts
- Zoning 146-M

*(Permitted Uses include: bank, bar, car wash, day care center, medical, hotel, office, retail, restaurant, vet clinic, mini storage, various auto and auto-related business)*



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# STELLAR LOCATION

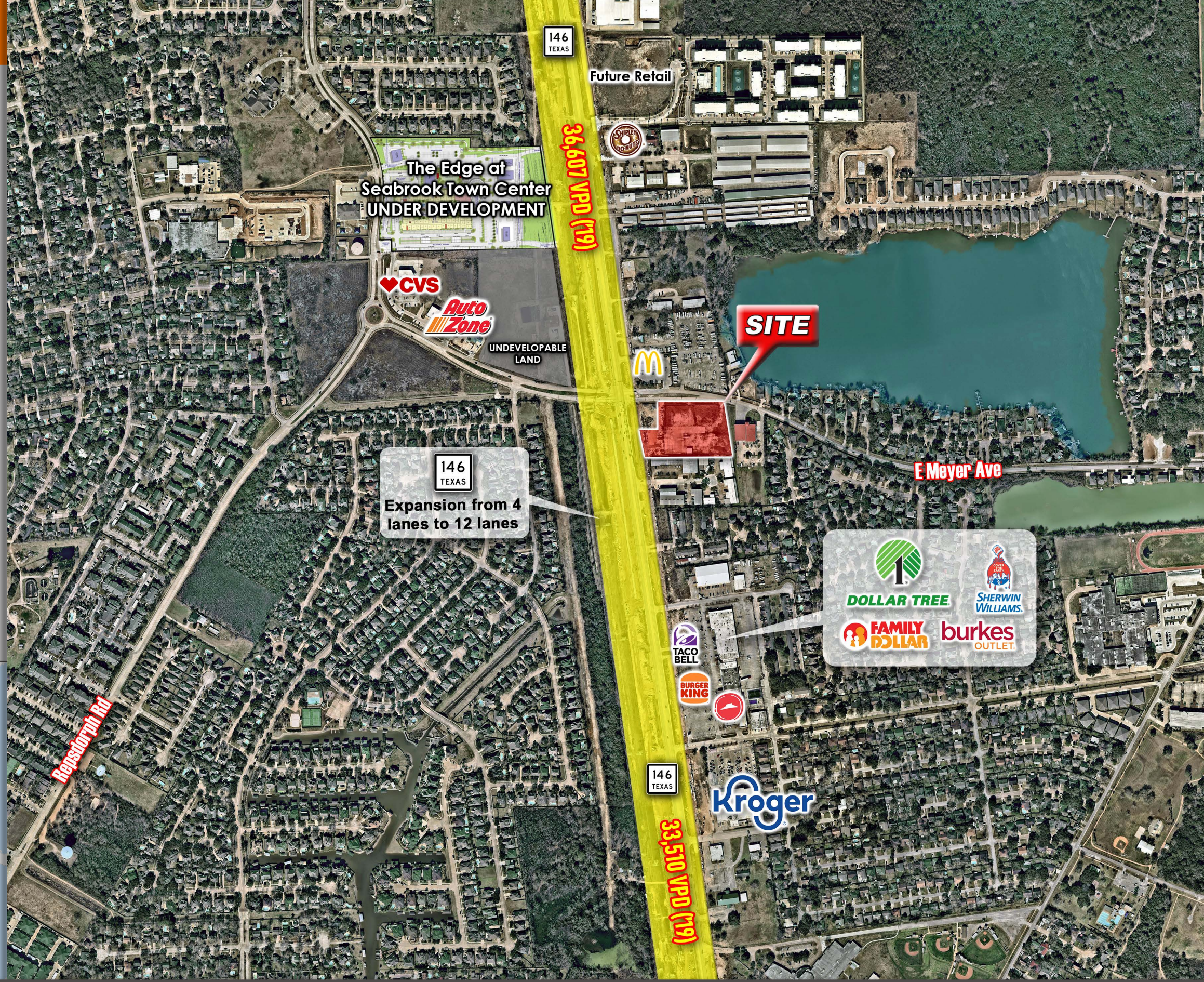
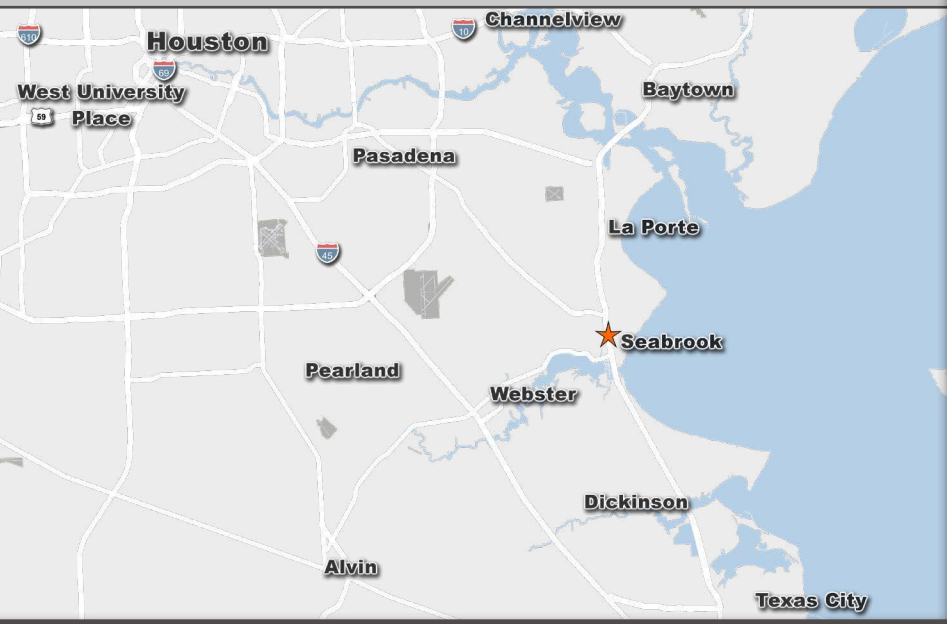
- Port of Houston – 3.3 miles north of site.
- Kemah, TX - 2.5 miles South of site - Popular family-friendly entertainment district (amusements/restaurants/live entertainment)
- Seabrook is on the shore of Galveston Bay – Boating, sailing, and other water recreational activities
- The Edge at Seabrook Town Center currently under development caddy corner to site
- New McDonald's across the street
- Miramar Shopping Center - Seabrook's Dominant Shopping Center located 0.4 miles South of site
- Strong demographics and traffic
- Signalized intersection

## DEMOGRAPHIC SNAPSHOT

POPULATION	AVG HH INCOME
1-mi: 11,253	1-mi: \$120,541
3-mi: 32,475	3-mi: \$123,358

## TRAFFIC COUNTS

TX-146: 36,607 VPD (TXDOT 2019)  
 TX-146: 33,510 VPD (TXDOT 2019)

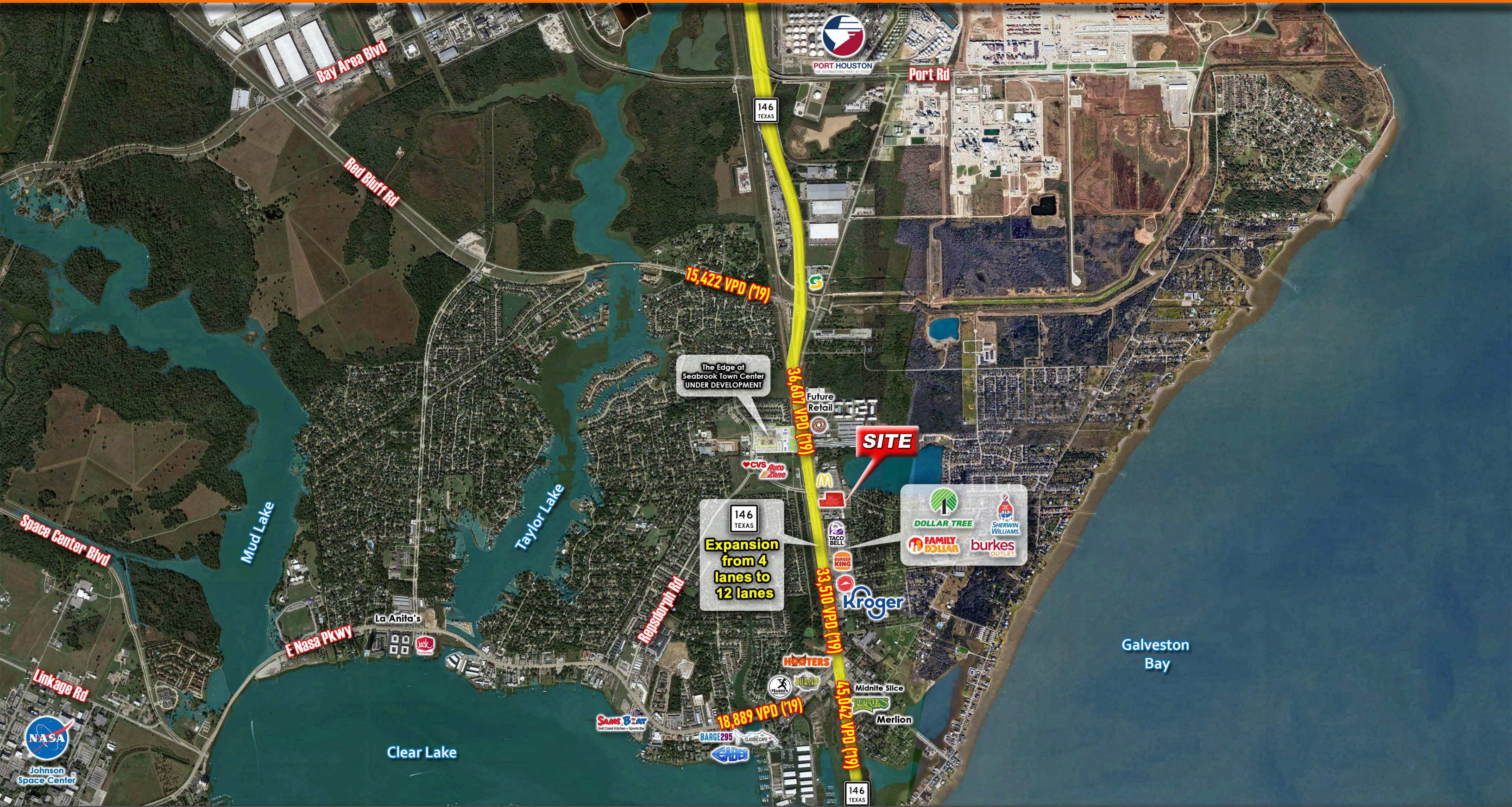


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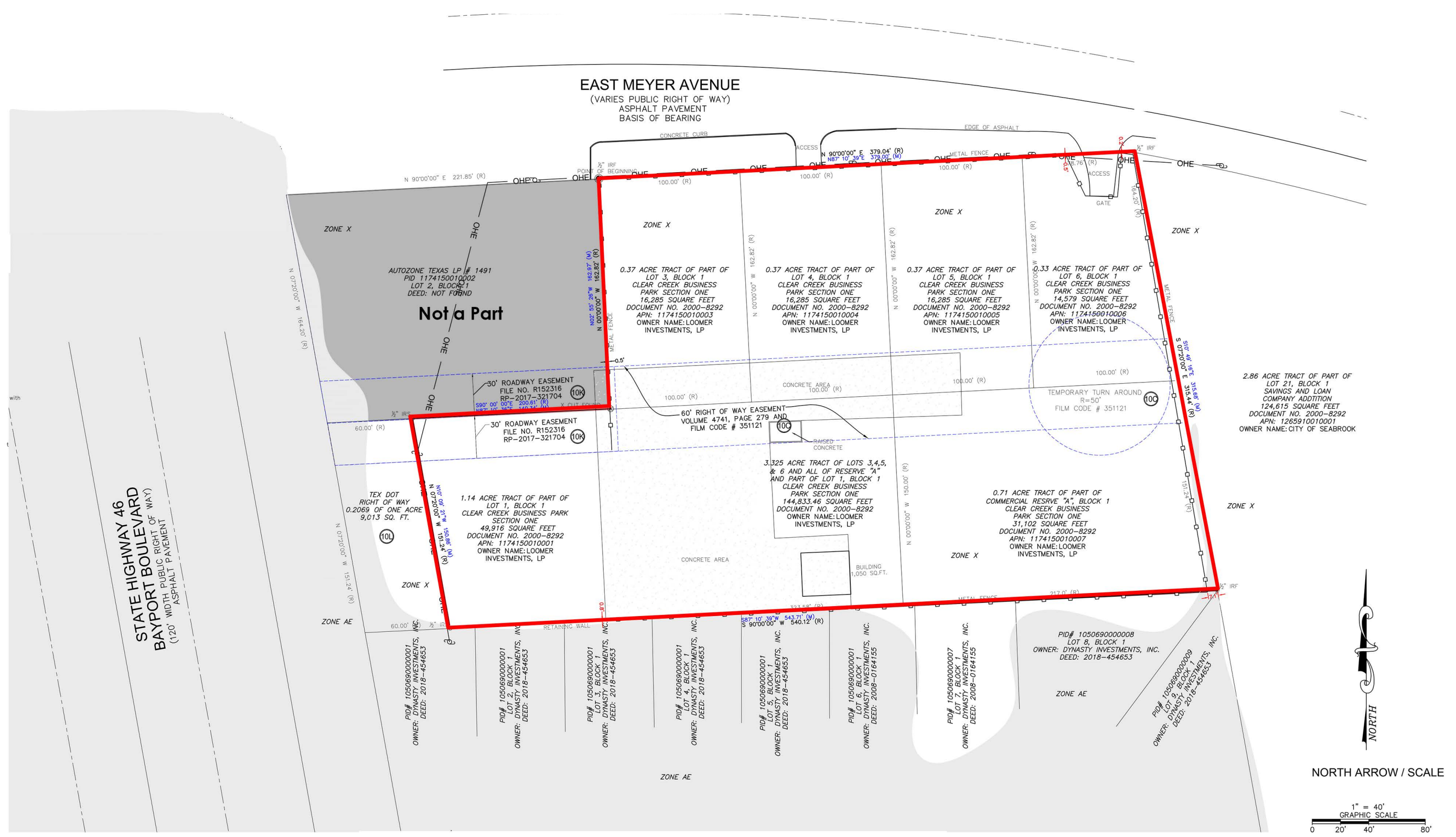


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VIEW OF PROPERTY LOOKING SOUTHEAST

VIEW OF PROPERTY LOOKING NORTHEAST



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VIEW OF PROPERTY LOOKING WEST

VIEW OF PROPERTY LOOKING SOUTH



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## VIEW OF PROPERTY LOOKING EAST



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2022 Total Population	8,485	37,576	102,480
2022 Group Quarters	3	13	180
2027 Total Population	8,705	38,358	106,999
2022-2027 Annual Rate	0.51%	0.41%	0.87%
2022 Total Daytime Population	7,185	34,919	98,892
Workers	3,531	17,521	50,080
Residents	3,654	17,398	48,812
<b>Household Summary</b>			
2022 Households	3,805	15,901	41,865
2022 Average Household Size	2.23	2.36	2.44
2027 Households	3,890	16,286	43,701
2027 Average Household Size	2.24	2.35	2.44
2022-2027 Annual Rate	0.44%	0.48%	0.86%
2022 Families	2,160	10,229	26,568
2022 Average Family Size	3.00	2.97	3.09
2027 Families	2,225	10,504	27,863
2027 Average Family Size	2.99	2.95	3.08
2022-2027 Annual Rate	0.59%	0.53%	0.96%
<b>Housing Unit Summary</b>			
Vacant Housing Units	11.0%	9.3%	8.8%
2022 Housing Units	4,270	17,509	46,116
Owner Occupied Housing Units	44.7%	55.9%	55.5%
Renter Occupied Housing Units	44.4%	34.9%	35.3%
Vacant Housing Units	10.9%	9.2%	9.2%
2027 Housing Units	4,416	18,116	48,519
Owner Occupied Housing Units	45.4%	56.3%	55.7%
Renter Occupied Housing Units	42.7%	33.6%	34.4%
Vacant Housing Units	11.9%	10.1%	9.9%
<b>Median Household Income</b>			
2022	\$85,358	\$104,406	\$100,144
2027	\$101,437	\$117,553	\$109,029
<b>Median Home Value</b>			
2022	\$284,023	\$285,077	\$288,391
2027	\$339,119	\$326,525	\$328,956
<b>Per Capita Income</b>			
2022	\$54,814	\$58,931	\$53,021
2027	\$63,318	\$67,369	\$60,256
<b>Median Age</b>			
2022	39.4	42.9	39.8
2027	40.6	43.6	40.2
<b>2021 Population 25+ by Educationa</b>			
Total	15,294	134,794	342,843
Less than 9th Grade	2.0%	7.4%	9.9%
9th - 12th Grade, No Diploma	0.5%	3.4%	4.9%
High School Graduate	8.9%	12.6%	14.7%
GED/Alternative Credential	1.4%	1.1%	1.6%
Some College, No Degree	11.5%	14.2%	14.2%
Associate Degree	4.3%	5.5%	5.0%
Bachelor's Degree	41.2%	33.3%	29.1%
Graduate/Professional Degree	30.3%	22.5%	20.7%

POPULATION  
(3 mi Radius, 2022)

**37,576**

DAYTIME  
POPULATION  
(3 mi Radius, 2022)

**34,919**

HOUSEHOLDS  
(3 mi Radius, 2022)

**15,901**

AVERAGE INCOME  
(3 mi Radius)  
2022 Average:

**\$139,763**

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Frankel Development Group</b>	<b>9000477</b>	<b>bfrankel@frankeldev.com</b>	<b>713.661.0440</b>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date	Regulated by the Texas Real Estate Commission	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-0